

**NAMPA PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
TUESDAY, JANUARY 26, 2016, 6:30 P.M.**

Members:	Lance McGrath, Chairman	Victor Rodriguez
	Chad Gunstream- Vice Chairman	Peggy Sellman
	Steve Kehoe	Norm Holm, Director
	Sheila Keim	Robert Hobbs, Assistant Director
	Harold Kropp	Daniel Badger, Staff Engineer
	Kevin Myers	

**Chairman McGrath** called the meeting to order at 6:35 p.m.

**Approval of Minutes.** Myers motioned and Rodriguez seconded to approve the Minutes of the January 12, 2016 Planning and Zoning Commission meeting. Motion carried.

**Members of Scout Troop 101** introduced themselves and stated they were attending the Planning and Zoning Commission meeting as part of obtaining their Civics Merit Badge.

**Report on Council Actions.** No City Council representative present to report on City Council actions.

**Chairman McGrath** noted the invitation from COMPASS for COMPASS 101, an orientation to the Community Planning Association of Southwest Idaho, next Tuesday, February 2<sup>nd</sup>, and encouraged the Planning and Zoning Commission members to attend.

**Chairman McGrath** proceeded to the business item on the agenda.

**Final Plat Approval for Red Hawk Ridge Subdivision No. 2 at the northwest corner of the intersection of W Greenhurst Rd and S Middleton Rd. (A portion of the SE ¼ of Section 31 T3N R2W BM) – 44 single family dwellings on 18.16 acres for 2.42 lots/acre for M3 Companies, LLC (SUB 666-15)**

**Staff Engineer Badger:**

- Badger advised the final plat for Red Hawk Ridge Subdivision No. 2 had been reviewed and both the Planning and Zoning Department and Engineering Division recommended approval subject to conditions.
- **Kehoe** inquired about access to Lots 21, 22 and 23.
- **Badger** advised the access would be off a common driveway, shown on the construction drawings but not on the plat.
- Discussion followed on shared driveway access.
- In response to a question from **Kehoe**, **Badger** stated because there were over 29 lots a secondary access would be required for the subdivision. That secondary access, continued Badger, did not attach into any other roads in Carriage Hills but there would be an emergency access road that meets up with the other golf course roads that currently run north/south.
- **Chairman McGrath** inquired about the required street name changes.
- **Badger** explained street name corrections were generally taken care of prior to the City signatures on the plat mylar.
- **Keim** voiced concern regarding shared driveways and considered shared driveways to be an issue.

Gunstream motioned and Kropp seconded to recommend to City Council approval of the Final Plat for Red Hawk Subdivision No. 2, on 18.16 acres, west of S Middleton Rd and north of W Greenhurst Rd, for M3 Companies, LLC, subject to:

1. Applicant/Development shall comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to Red Hawk Subdivision. Specifically, compliance with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):
  - a) Compliance with requirements listed in the January 20, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger.
  - b) Compliance with requirements listed in the August 10, 2015 e-mail printout from the Nampa Forestry Department authored by Tanya Gaona.
  - c) Compliance with requirements listed in the December 29, 2015 e-mail printout from the Nampa Building Department authored by Neil Jones.
2. The water system for the subdivision shall be completely installed and able to deliver water prior to any building permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable.
3. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed plat development notes.
4. Developer/development shall comply with City of Nampa landscape standards as applicable to the Subdivision, to include internal street tree planting and periphery landscape corridor landscape requirements.

Motion carried with Gunstream, Kehoe, Kropp, Myers, Rodriguez and Sellman in favor and Keim opposed.

**Final Plat Approval for Hines Creekside Park No. 1.** (A re-subdivision of Lots 3-6 and a portion of Lot 7, Block 1 of Hines Professional Park and a portion of the NE ¼ of Section 33 T3N R2W BM located between Stanford St and 12<sup>th</sup> Ave Rd and W Iowa Ave and the Wilson Drain – 12 Multiple Family Buildings or 48 units on 3.54 acres for 13.56 units/acre), all for Kent Brown representing Hines Investments, LLC (SUB 657-15)

**Staff Engineer Badger:**

- Badger noted the subdivision was a four-plex development on the north side of W Iowa Ave.
- The first phase, added Badger, was approximately half of the project.
- Badger stated Staff had reviewed the subdivision and found no issues, subject to the conditions listed in the Staff Report.
  
- **Gunstream** stated he found no issue with the proposed development.

Gunstream motioned and Kehoe seconded to approve the final plat for Hines Creekside Park No. 1, for 12 building lots and 1 common lot on 3.54 acres in an RML zoning district on the north side of W Iowa Ave and west of 12<sup>th</sup> Ave Rd for Hines Investments LLC, subject to:

1. Compliance with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the city pertaining to Hines Creekside Park Subdivision. Specifically, compliance with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):
  - a) Compliance with any requirements from the Nampa Engineering Division.
  - b) Compliance with requirements listed in the January 8, 2016 memorandum from the Nampa Engineering Division, GIS Section, authored by Amanda Morse.
2. The water system for the subdivision shall be completely installed and able to deliver water prior to any building permits being issued within the development. The water shall be

sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable.

3. Owner/Developer/Applicant/Applicant's representative/engineer shall correct any spelling grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed plat development notes.
4. Owner/Developer/Applicant/Applicant's representative/engineer/Development shall comply with the landscape plan submitted to the City.

Motion carried.

**Final Plat Approval for Fall Creek Subdivision No. 1 on the east side of Madison Rd. (A portion of Government Lot 2 and a portion of the NE ¼ of Section 3 T3N R2W BM) – 54 single family dwellings on 17.0 acres for 3.17 lots/acre) for JRL Properties, LLC – Trilogy Idaho (SUB 668-15).**

**Staff Engineer Badger:**

- Badger advised City Staff had reviewed the Final Plat for Fall Creek Subdivision No. 1 and found no issues, subject to the conditions listed in the Staff Report.
- According to Badger, this was the first subdivision to take sewer service from the new Purdam Lift Station and trunk lines that are currently being completed.
- Badger noted the zoning for the subdivision was actually RS-7 and not RS-8.5 as stated in the Staff Report.
- Myers inquired about the easement for the Purdam Drain on the subdivision plat.
- **Badger** replied that all the issues had been addressed.

**Gunstream motioned and Kropp seconded to approve the Final Plat for Fall Creek Subdivision No. 1, south of Ustick Rd, on the east side of Madison Rd for 54 residential lots and 6 common lots on 17 acres for JRL Properties, LLC, subject to:**

1. **Compliance with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to Fall Creek Subdivision No. 1. Specifically, compliance with requirements/conditions listed in the following items of correspondence (unless waived and/or later amended by the agency providing the comments):**
  - a) **Compliance with requirements listed in the January 20, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger.**
  - b) **Compliance with requirements listed in the January 8, 2016 memorandum from the Nampa Engineering Division, GIS Section, authored by Amanda Morse.**
  - c) **Compliance with requirements listed in the December 29, 2015 e-mail printout from the Nampa Parks Department authored by Cody Swander.**
2. **The water system for the Development shall be completely installed and able to deliver water prior to any building permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable.**
3. **Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed plat development notes.**
4. **Developer/development shall comply with the City of Nampa landscape standards as applicable to the Development, to include internal street tree planting and periphery landscape corridor landscape requirements.**

Motion carried.

**Request for a 1-year extension of Preliminary Plat Approval for Timbercreek Subdivision (41 four-plex buildings or 164 dwelling units on 11.01 acres, 14.90 dwelling units per acre – A portion of the NE ¼ Section 34 T3N R2W BM) for Horrocks Engineers/Wendy Schrief/Evans Trust. SUB 606-13. Request to extend 07/21/14 approval which expired on 01/21/16 to 02/21/17.**

**Staff Engineer Badger:**

- Badger indicated the location of the Timbercreek Subdivision on the west side of S Powerline Rd, just south of Smith Ave.
- The subdivision, continued Badger, would be a four-plex development.
- The project, stated Badger, was now under new ownership and they are requesting the time extension in order to finalize some minor changes.
- In response to a question from Chairman McGrath, Badger advised this would be the first extension of the preliminary plat approval requested.

**Gunstream motioned and Kehoe seconded to approve the one year extension of the Preliminary Plat for Timbercreek Subdivision on 11.01 acres at 1149 S Powerline Rd, for Horrocks Engineers/Evans Trust, subject to all previous conditions.  
Motion carried.**

**Chairman McGrath** proceeded to the public hearing items on the agenda at 7:00 p.m.

**Preliminary Plat Approval for Madison Industrial Park in an IL (Light Industrial) zoning district at 16563 Madison Rd. (10 Industrial Lots on 8.85 acres, 1.13 industrial lots per acre – A part of the NW ¼ Section 10 T3N R2W BM) for Mason & Stanfield, Inc, representing James Brunel (SUB 665-15).**

**Chairman McGrath** proceeded to public hearing.

**James Brunel of 17369 Beet Rd, Caldwell – the applicant:**

- Mr Brunel stated he was the owner of the subject property.
- According to Mr Brunel, he was planning to develop a small industrial area, just west of Madison Rd, of approximately 9 acres in size.
- Mr Brunel stated he would like to put in 10 lots for light industrial use for shop/office space.

**Assistant Planning Director Hobbs:**

- Hobbs advised Preliminary Plats were reviewed by the Planning Commission for approval.
- In the IL zone, continued Hobbs, there was not a minimum lot size, or minimum lot width or depth.
- The applicant's proposal, added Hobbs, would provide landscaping along Madison Ave.
- Hobbs stated the proposed Madison Industrial Park plat would be in care and keeping with the Subdivision Ordinance and City codes.
- Hobbs reviewed the Staff Report and recommended conditions of approval.
- **Kehoe** inquired what uses would be permitted in the IL zoning district.
- **Hobbs** advised there were many uses under Chapter 10-3-2 of Zoning Ordinance regarding permitted, conditional and non-allowed uses under the Light Industrial zoning district.
- Hobbs reviewed certain uses that would not be permitted in the IL zoning district, such as sugar beet factory or salvage yard.

**Chairman McGrath** proceeded to public testimony.

No public testimony forthcoming.

**Gunstream motioned and Kropp seconded to close public hearing. Motion carried.**

**Kropp motioned and Rodriguez seconded to approve the Preliminary Plat for Madison Industrial Park located at 16563 Madison Rd, for 10 industrial lots on 8.85 acres, for James Brunel, subject to:**

1. **Compliance with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to Madison Industrial Subdivision. Specifically, compliance with requirements/conditions listed in the**

following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

Specifically (prior to plat signature):

- a. Compliance with requirements listed in the January 19, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger.
  - b. Compliance with requirements listed in the January 5, 2016 email printout from the Nampa Engineering Division (GIS Section), authored by Amanda Morse.
  - c. Compliance with the requirement listed in the December 30, 2015 e-mail printout from the Nampa Forestry Department authored by Tanya Gaona.
  - d. Compliance with relevant requirements listed in the January 6, 2016 letter from Pioneer Irrigation District authored by Mark Zirschky.
2. The water system for the development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable.
  3. Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat.
  4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council.

Motion carried.

**De-Annexation from the City of Nampa for a narrow strip of land following a lot line adjustment to correct an encroachment at 24 S Jarom Lane. (A .15 acre strip of land in the RA – Suburban Residential zoned portion of the NE ¼ of Section 25 T3N R2W BM) for Donald and Darla Larson (ANN 2081-15).**

Chairman McGrath proceeded to public hearing.

**Don Larson of 24 S Jarom Ln, Nampa – the applicant:**

- Mr Larson reported that in mid-August the City annexed just under 6 ½ acres, adjacent to his property.
- According to Mr Larson, he was requesting the City de-annex a .15 acre portion of that annexation in order to make the property consistent with the actual property lines for each parcel.
- Mr Larson stated that about 5 ½ years ago he and his wife purchased the property at 24 S Jarom Lane and it was in the County at that time. Mr Larson indicated the location of the subject property, south of E Victory Rd and east of S Grays Ln.
- Mr Larson explained that following the annexation of the property to the east, it was surveyed and the annexation was found to be inconsistent with the existing property line fence.
- Mr Larson explained that in order to make the property consistent with the location of the fence the owners of the property to the east sold them a strip of land comprising .15 acre.
- Therefore, added Mr Larson, he was requesting that strip of land be de-annexed in order to be consistent with the remainder of his County parcel of land.
- Mr Larson noted the fence was already on the property when they purchased it.
- In response to a question from **Rodriguez**, **Mr Larson** advised the requested de-annexation of the .15 acre strip would have no impact on the property to the east.

**Planning Director Holm:**

- Holm noted the de-annexation of the .15 acre (approximately 6000 sq ft) parcel would clean up the property line between the County property and the property to the east that was located inside the City limits.
- Canyon County, added Holm, would determine how they would zone the subject strip of property.

Mr Larson:

- Mr Larson stated he had sent out a letter to the surrounding property owners that had received the Legal Notice regarding the public hearing, asking if they had any issues, problems or comments.
- Mr Larson stated he had received no comments back from the neighbors.

Chairman McGrath proceeded to public testimony.

No public comment forthcoming.

**Keim motioned and Gunstream seconded to close public hearing. Motion carried.**

**Rodriguez motioned and Keim seconded to recommend to City Council De-Annexation from the City of Nampa for a narrow strip of land following a lot line adjustment to correct an encroachment at 24 S Jarom Lane – a .15 acre RA zoned portion of the NE ¼ of Section 25 T3N R2W BM) for Donald and Darla Larson.  
Motion carried.**

Meeting adjourned at 7:20 p.m.



Norman L Holm, Planning Director

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